

173.0

0004

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

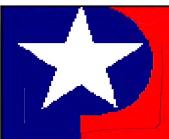
931,000 / 931,000

USE VALUE:

931,000 / 931,000

ASSESSED:

931,000 / 931,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
10-12		SPRING RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAGLIANO IRENE	
Owner 2: RIVERA MARCIA/GUILLEMMO	
Owner 3:	
Street 1: 12 SPRING ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 241.64	/Parcel: 241.64
Total Card	0.138	531,600
Total Parcel	0.138	531,600

Entered Lot Size
Total Land:
Land Unit Type:

Land Unit Type:
09/01/15

PREVIOUS OWNER
Owner 1: MAGLIANO IRENE -
Owner 2: RIVERA MARCIA/GUILLEMMO -
Street 1: 12 SPRING ROAD
Twn/City: ARLINGTON

St/Prov: MA	Cntry
Postal: 02476	Type:

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Owner 1: MAGLIANO IRENE -
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St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1965, having primarily Vinyl Exterior and 3853 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
8/20/2013 1248 Redo Bat 3,365 C
11/17/2010 2297 Addition 173,000 C

ACTIVITY INFORMATION
Date Result By Name
9/1/2015 Meas/Inspect PC PHIL C
1/16/2014 Info Fm Prmt EMK Ellen K
3/12/2012 Info Fm Prmt BR B Rossignol
11/8/2008 Meas/Inspect 345 PATRIOT
9/9/2003 MLS HC Helen Chinal
12/21/1999 Mailer Sent
12/14/1999 Measured 263 PATRIOT
9/2/1993 RV

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 6021 Sq. Ft. Site 0 70. 0.95 6 Easemen -5 399,420 399,400

**EXTERIOR INFORMATION**

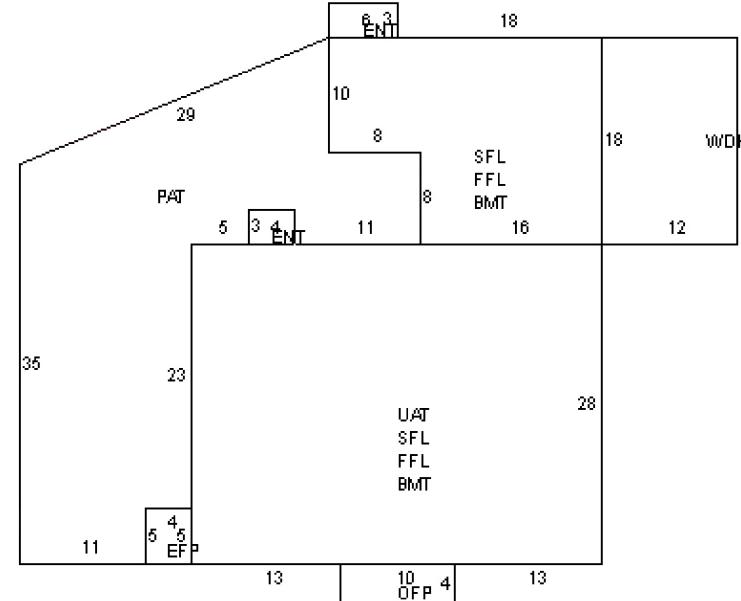
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY W/ RED BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Good

**COMMENTS**

possible Day Care on 1st floor and Basement.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 15 %
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

## Phys Cond:

GD - Good

18.

%

## Functional:

%

## Economic:

%

## Special:

%

## Override:

%

Total:

18.6

%

**CALC SUMMARY**

Basic \$ / SQ: 130.00

Size Adj.: 1.03154063

Const Adj.: 0.99870449

Adj \$ / SQ: 133.927

Other Features: 154200

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 653066

Depreciation: 121470

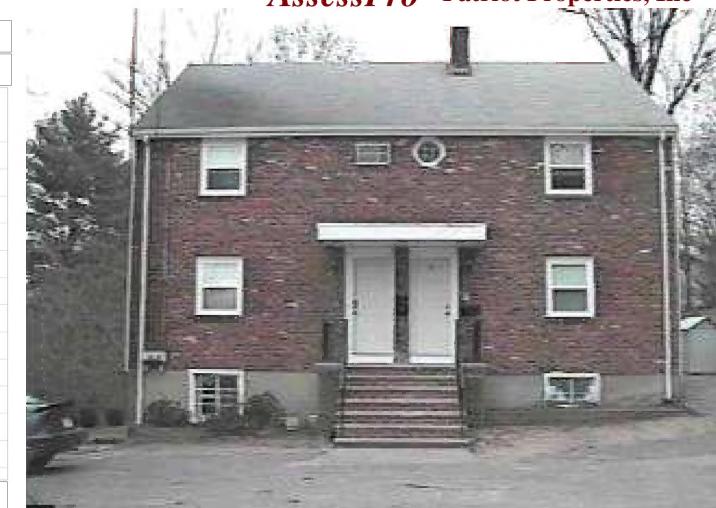
Depreciated Total: 531595

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	133.93	
Special Features:	0	Val/Su Net:	97.08	
Final Total:	531600	Val/Su SzAd:	193.17	

**PARCEL ID**

173-0004-0031.0

**SKETCH****IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8x8	G	AV	2012	0.00	T	5.6	104						

More: N

Total Yard Items:

Total Special Features:

Total: